

CITY OF MUSKEGON  
PLANNING COMMISSION  
REGULAR MEETING  
MINUTES

**April 12, 2012**

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: T. Michalski, B. Larson, J. Doyle, B. Mazade, L. Spataro, S. Warmington, W. Parker, Leann Mikesell

MEMBERS ABSENT: B. Smith, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: J. Hughes, Hughes Builders, 3279 E. Laketon Ave; L. Page, 3328 Wilcox; D. Wilbur, 2294 Madeline Ave; J. Rudicil, 3639 Marina View Pt; D. Mills, 1817 Mills Ave; Resident of 4380 Hackley Point Ln; B. Moore, 1873 Harrison

APPROVAL OF MINUTES

A motion that the minutes of the special meeting of February 23, 2012 be approved, was made by S. Warmington, supported by B. Larson and unanimously approved.

PUBLIC HEARINGS

Case 2012-009: Request for a site plan review for the property at 2325 Sheridan Rd, by Port City Group. M. Franzak presented the staff report. Zoning of the subject parcel is I-2, General Industrial district. It is located in the Port City Industrial Park, surrounded by industrial properties on all sides. The parcel measures 9.93 acres, and there are currently two separate facilities on this property. The northernmost facility is 35,300 square feet, and the southernmost facility is 12,500 square feet. The addition will measure 13,849 square feet and will connect the two existing facilities. It will be used for warehousing, and there is adequate parking for this use. The southernmost parking lot is rarely used under the current conditions. The Fire Department has the following conditions of approval: Fire hydrants shall meet city specs.; Fire flow calculations shall be conducted to determine pipe size for water main; Hydrant spacing and placement shall comply with IFC 2009 edition appendix C Table C 105.1. The Planning Department has the following conditions of approval: A revised site plan must be submitted showing the western property line and setback; A landscaping plan must be submitted; The height of the building must be listed on the plan. The Public Works Department has no outstanding issues with the site plan, nor does the Engineering Department. Staff recommends approval of the site plan for the building addition subject to the conditions listed. J. Hughes stated that the company anticipated adding 15 new jobs.

A motion that the site plan for the building addition located at 2325 Sheridan Road for the Port City Group be approved, with the condition that all requirements listed in items #5 and #6 of the staff report be provided as needed on a revised site plan prior to issuance of a building permit, was made by L. Spataro, supported by B. Larson and unanimously approved.

## OLD BUSINESS

None

## OTHER

Former Sappi site at 2400 Lakeshore Drive. Several people showed up at the meeting to voice their concerns over the Melching/Sappi site. L. Page asked the Planning Commission to exercise its authority under the Zoning Ordinance to change the zoning on the parcel from General Industrial to Waterfront Marine. He stated that the City's Master Plan stated that the parcel was not to remain industrial after the paper mill ceased operation. L. Spataro reiterated the discussion from a prior Planning Commission meeting: Melching was advised that they needed a master plan for the site, environmental clean-up was not under the Planning Commission's authority, and the City preferred negotiation and working cooperatively with the property owner to end up with a favorable outcome for all. T. Michalski stated that the Planning Commission could not take action at this meeting, as the request would require public notice. The City would also need to seek information from its legal counsel. D. Wilbur stated that he previously worked for Melching, and it was his opinion that Mr. Melching was concerned with the environment and doing things properly. T. Michalski clarified that the Commission did not have an issue with the way the property was being dismantled; the concern was what the property would be used for in the future. J. Rudicil stated that Muskegon was on the verge of becoming a great place to retire, and the future of this property was important to that. He wished to slow down the process and ensure transparency in decisions made regarding the use of the property. D. Mills stated that he was concerned with lake pollution, and that all property owners on the lake had a stake in this site. Another resident concurred with the desire to slow down the redevelopment so that all concerns could be addressed. She was concerned about the pollution on the site and didn't want a rush to redevelop before that was investigated. She stated that this was a 100-year decision that would affect the City for years to come. B. Moore challenged the City and community to write a plan for the site, and suggested a new zoning district tailored to fit this large parcel. She preferred to see a broad mixed use at the site that would contribute to the residents' quality of life. B. Larson addressed the suggestion that the City take the property under eminent domain. He stated that was not a reasonable solution, as the City had no money for that and the current property owner had legitimate rights to the property he bought. He stated that he would still like the City and the public to have some say in redevelopment of the property. T. Michalski stated that it was necessary to work with the property owner, and he referred the matter back to staff for further research into what could be done at the site.

There being no further business, the meeting was adjourned at 4:38 p.m.